144.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	769,200 / 769,200
					USE VALUE:	769,200 / 769,200
					ASSESSED:	769,200 / 769,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
187		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VARALLO ROCCO & CARMALA R
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	187 HIGHLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VARALLO ROCCO & CARMALA R -
Owner 2:	-
Street 1:	187 HIGHLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,533 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4533.000	321,300	3,100	444,800	769,200
Total Card	0.104	321,300	3,100	444,800	769,200
Total Parcel	0.104	321,300	3,100	444,800	769,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.62 | /Parcel: 444.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 93810
GIS Ref:
GIS Ref:
Insp Date: 11/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	321,300	3100	4,533.	444,800	769,200	769,200	Year End Roll	12/18/2019
2019	101	FV	244,400	3100	4,533.	417,000	664,500	664,500	Year End Roll	1/3/2019
2018	101	FV	241,300	0	4,533.	344,700	586,000	586,000	Year End Roll	12/20/2017
2017	101	FV	241,300	0	4,533.	316,900	558,200	558,200	Year End Roll	1/3/2017
2016	101	FV	241,300	0	4,533.	289,100	530,400	530,400	Year End	1/4/2016
2015	101	FV	228,000	0	4,533.	283,600	511,600	511,600	Year End Roll	12/11/2014
2014	101	FV	228,000	0	4,533.	263,500	491,500	491,500	Year End Roll	12/16/2013
2013	101	FV	228,000	0	4,533.	250,800	478,800	478,800		12/13/2012

!11210!

PRINT

Date	Time
12/11/20	01:24:19

LAST REV

Date	Time
03/07/18	10:05:34

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11210

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VARALLO ROCCO &	43242-52		7/8/2004	Family	10	No	No		
	11250-238		11/9/1966			No	No		N

USER DEFINED

Prior Id # 1:	93810
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2007	1005	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	Meas/Inspect	HS	Hanne S
12/4/2008	Meas/Inspect	372	PATRIOT
12/27/1999	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/17/1999	Measured	270	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4533		Sq. Ft.	Site		0	80.	1.23	9									444,792						444,800	

Total AC/HA:	0.10406	Total SF/SM:	4533	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	444,792	Spl Credit		Total:	444,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30624998
Const Adj.:	0.99930018
Adj $ / SQ:	169.694
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394764
Depreciation:	73426
Depreciated Total:	321337

COMMENTS

PDAS SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

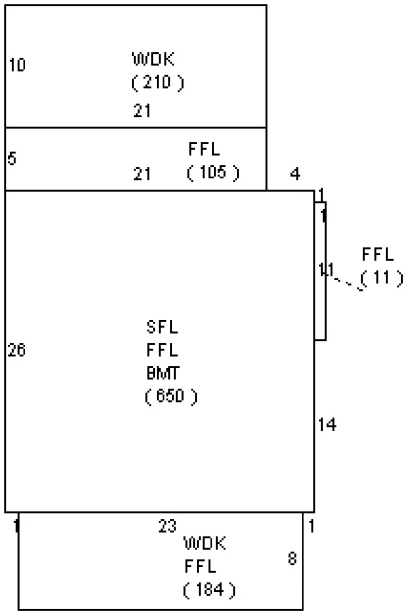
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	169.69
Special Features:	0	Val/Su Net:	121.52
Final Total:	321300	Val/Su SzAd	200.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	950	169.690	161,209
BMT	Basement	650	57.530	37,392
SFL	Second Floor	650	169.690	110,301
WDK	Deck	394	8.530	3,362

Net Sketched Area:	2,644			Total:	312,264
Size Ad	1600	Gross Are	2644	FinArea	1730

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1925	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100